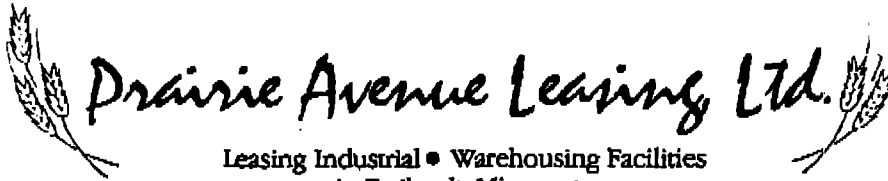


EPA Region 5 Records Ctr.



378977

RECEIVED
JUL 7 2009Leasing Industrial • Warehousing Facilities
in Faribault, Minnesota

BY:

Mr. Gary L. Krueger
Superfund Section
Minnesota Pollution Control Agency
520 Lafayette Road N
St. Paul, MN 55155

July 3, 2009

Dear Mr. Krueger,

In compliance with the requirements of the Environmental Covenant and Easement executed on Oct. 28, 2008, I offer the following comments:

The Faribault, MN property remains consistent with the existing approved industrial zoning/land use designation. There has been no extraction of ground water from beneath the property and no installation of wells, borings, trenches or drains which could be used to extract such ground water. In addition there has been no disturbance of soil or construction activity in the area of Operational Unit 1.

All monitoring wells and the ground water extraction wells were properly abandoned in November 2008.

At this time there are no plans for any excavation or construction work on the property.

Respectively submitted,

Stewart N. Shaft, Owner
Prairie Avenue Leasing, Ltd.
5720 E. 115th St.
Northfield, MN 55057

606416

Document No.

OFFICE OF COUNTY RECORDER

RICE COUNTY, MINN

No. of Pages 24

I hereby certify that the within instrument was filed in this office
for record on 11-04-2008 at 03:00 ☐ AM ☒ PM

Marsha DeGroot

Rice County Recorder

BY: _____

[space above reserved for recording information]

ENVIRONMENTAL COVENANT AND EASEMENT

This Environmental Covenant and Easement ("Environmental Covenant") is executed pursuant to the Uniform Environmental Covenants Act, Minn. Stat. ch. 114E (Supp. 2007) ("UECA") in connection with an environmental response project approved by the Minnesota Pollution Control Agency.

1. Grantor And Property Description.

A. Owner and Legal Description of Property.

Prairie Avenue Leasing Ltd. is the fee owner of certain real property located at 85 - 205 Prairie Avenue and 1155 W Division St in Faribault, Rice County, Minnesota (hereinafter the "Property") (aka former Nutting Truck and Caster Co.), shown on Exhibit 1 and legally described as follows:

Lot 7, Lots 16 through 23, inclusive, the East 20.8 feet of Lot 10 and that part of vacated Nutting Place, accruing thereto, all being in part of AUDITOR'S PLAT NO. 2, SEC. 36, T110 N, R21 W, of 5th P.M., FAIBAULT, RICE COUNTY, MINNESOTA, except the following two parcels:

- 1) That part of Lot 23, AUDITOR'S PLAT NO. 2, SEC. 36, T110 N., R21 W. OF 5TH P.M. FAIBAULT, RICE COUNTY, MINNESOTA, described as follows: Commencing at the Northwest corner of Lot 13 in said AUDITOR'S PLAT NO. 2, said point being the southerly line of Division Street; thence North 90°00'00" East, along the North line of lots 13, 12, 11 and part of Lot 10 (for purposes of this description bearings are assumed and based on the North line of said AUDITOR'S PLAT NO. 2 being North 90°00'00" East), a distance of 298.00 feet; thence South 0°12'30" West, 198.00 feet to a point in the North line of said Lot 23 and the point of beginning of the parcel to be herein described; thence continue South 0°12'30" West 29.00 feet; thence North 90°00'00" West, 153.00 feet; thence North 0°12'30" East, 9.00 feet; thence North 90°00'00" West 101.00 feet; thence North 0°12'30" East, 20.00 feet to a point in said North line of Lot 23, thence North 90°00'00" East, along said North line, 254 feet to said point of beginning;

✓ 5720 115 St E

PAd

- 2) That part of Lot 16 AUDITOR'S PLAT NO. 2, SEC. 36, T 110 N., R12 W. OF 5TH P.M., FARIBAULT, RICE COUNTY, MINNESOTA, described as follows: Commencing at the Northwest corner of Lot 13 in said AUDITOR'S PLAT NO.2, said point being in the southerly line of Divison Street (for purposes of this description bearings are assumed and based on the North line of said AUDITOR'S PLAT NO.2 being North 90°00'00" East); thence South 0°12'30" West, along the West line of said Lot 13 and its southerly prolongation 162.00 feet to a point in the North line of said Lot 16 and the point of beginning of the parcel to be herein described; thence continue South 0°12'30" West, 36.0 feet; thence North 90°00'00" West, 40.00 feet; thence North 0°12'30" East, 36.00 feet to a point in said North line of Lot 16; thence North 90°00'00" East, along said North line, 40.00 feet to said point of beginning.

B. Grantor.

Prairie Avenue Leasing, Ltd. is the Grantor of this Environmental Covenant. Stewart and Shirley Shaft are the owners of Prairie Avenue Leasing, Ltd. (formerly known as The Nutting Company)

2. Grant of Covenant; Covenant Runs With The Land.

Grantor does hereby Covenant and Declare that the Property shall be subject to the Activity and Use Restrictions and associated terms and conditions set forth in this Environmental Covenant including the Easement in Paragraph 9, and that these Activity and Use Restrictions and associated terms and conditions constitute covenants which run with the Property and which shall be binding on Grantor, its heirs, successors and assigns, and on all present and future Owners of the Property and all persons who now or hereafter hold any right, title or interest in the Property. Subject to Paragraph 14.D, an Owner ceases to be bound by this Environmental Covenant when the Owner conveys fee title to another person, and any other person that holds any right, title or interest in or to the Property ceases to be bound when the person conveys the right, title or interest to another person.

3. Environmental Agency; Grantee and Holder of Environmental Covenant; Acceptance of Interest in Real Property.

A. Environmental Agency.

The Minnesota Pollution Control Agency ("MPCA") is the environmental agency with authority to approve this Environmental Covenant under UECA.

B. Grantee and Holder; Acceptance of Interest In Property.

The MPCA is the Grantee and Holder of the interest in real property conveyed by this Environmental Covenant. MPCA has authority to acquire an interest in real property, including an Environmental Covenant, for response action purposes under Minn. Stat. § 115B.17, subd. 15.

MPCA's signature on this Environmental Covenant constitutes approval of this Environmental Covenant under UECA and acceptance of the interest in real property granted herein for purposes of Minn. Stat. § 115B.17, subd. 15.

4. Environmental Response Project.

The Property is the location of releases or threatened releases of hazardous substances, or pollutants or contaminants that are addressed by an environmental response project under the MPCA Superfund and Emergency Response Program pursuant to Minn. Stat. §§115B.01 – 115B.20. MPCA has determined that an Environmental Covenant is needed for the Property because of the presence and potential for exposure to groundwater contamination at concentrations exceeding the Minnesota Department of Health's Health Risk Limits based on data collected from monitoring wells on the Property.

5. Statement of Facts.

A. Facts About the Release and Response Actions.

Nutting Truck and Caster Company manufactured casters, wheels and hand trucks on the Property from 1891 to 1984. The Property has since been used and improved for multi-tenant operations, including office, warehousing and commercial/light manufacturing.

During operation of Nutting Truck and Caster Company, trichloroethylene and methylene chloride, solvents and volatile organic compounds (VOCs), were disposed of in a pit that was south of the main operations area (also known as Operable Unit 1, as identified in the May 16, 2008 US EPA Five Year Review Report). In 1979 and 1980, the Grantor had contaminated soil from the disposal pit excavated and properly disposed. Residual concentrations of VOCs in soil adjacent to the excavation are less than the Minnesota Pollution Control Agency's Tier 1 Soil Referenced Values for residential land use. A loading dock ramp has been constructed over the former pit. The location of the former disposal pit is 44°17'18.98"N and 93°17'13.91"W.

Following excavation of the disposal pit, the Site was placed on the U.S. EPA's National Priorities List (NPL) on September 8, 1983. The MPCA issued a Request for Response Action to Grantor on September 22, 1983; and a Response Order by Consent ("1984 Order") on April 26, 1984. The Order required Grantor to conduct a remedial investigation and to make recommendations to the MPCA regarding the need for further remedial action.

In response to the MPCA Request for Response Action and 1984 Order, Grantor completed a remedial investigation at the Site. The MPCA staff determined that the prior removal action resolved the major source of soil contamination at the Site. Groundwater samples from monitoring wells placed during the remedial investigation indicated that TCE and VOC degradation products were present in the groundwater at concentrations exceeding safe drinking water standards. The MPCA determined that the groundwater response actions proposed by the Grantor for a groundwater pump and treat system were acceptable. A second Response Order by Consent (1987 Order) was issued on September 22, 1987, that required Grantor to develop and implement a Response Action Plan (RAP) for groundwater remediation. Under the 1987 Order, a ground water pump and treat system was constructed and operated from 1988 to May 2004 when the pumps were removed from the wells and the Long Term Monitoring Plan was

initiated as part of site closure. Trichloroethylene concentrations in groundwater on the Property currently fluctuate in the range of 10 to 20 ug/L. In the vicinity of the former pump out wells (north of Division Street West), TCE concentrations fluctuate between 3 ug/L and 9 ug/L. The U.S. EPA's maximum contaminant level (MCL) of TCE in public water supplies is 5 ug/L.

Post-remedy monitoring has verified that VOC concentrations in the groundwater are stable and slowly decreasing. The MPCA has determined that no additional ground water monitoring is necessary.

The MPCA has completed the fourth Five-Year Review of response actions at the Property as required by U. S. EPA. This review was approved by U.S. EPA on May 16, 2008, and showed the groundwater remedy selected by MPCA under the 1987 Order remains protective of public health, provided appropriate institutional controls are in place. This fourth Five-Year Review outlines and describes in more detail the soil and ground water operable units and implemented response actions at each.

B. Facts Constitute Affidavit Under Minn. Stat. § 115B.16, subd. 2.

The facts stated in Paragraph 5.A. are stated under oath by the person signing this Environmental Covenant on behalf of the Grantor, and are intended to satisfy the requirement of an affidavit under Minn. Stat. § 115B.16, subd. 2. In the event of a material change in any facts stated in Paragraph 5.A. requiring the recording of an additional affidavit under Minn. Stat. § 115B.16, subd. 2, the additional affidavit may be made and recorded without amending this Environmental Covenant.

6. Definitions.

The terms used in this Environmental Covenant shall have the meanings given in UECA, and in the Minnesota Environmental Response and Liability Act (MERLA), Minn. Stat. §115B.02. In addition, the definitions in this Paragraph 6 apply to the terms used in this Environmental Covenant.

A. "Commissioner" means the Commissioner of the Minnesota Pollution Control Agency, the Commissioner's successor, or other person delegated by the Commissioner to act on behalf of the Commissioner.

B. "MPCA" means the Minnesota Pollution Control Agency, an agency of the State of Minnesota, or its successor or assign under any governmental reorganization.

C. "Owner" means a person that holds fee title to the Property and is bound by this Environmental Covenant as provided in Paragraph 2. When the Property is subject to a contract for deed, both the contract for deed vendor and vendee are collectively considered the Owner.

D. "Political Subdivision" means the county, and the statutory or home rule charter city or township, in which the Property is located.

E. "Property" means the real property described in Paragraph 1 of this Environmental Covenant.

F. "Restricted Area" means the area of the former disposal pit identified in the Fourth Five Year Review dated May 16, 2008, as Operable Unit 1.

7. Activity and Use Limitations.

The following Activity and Use Limitations shall apply to the Property:

A. Use Limitations.

The Property is currently zoned for industrial purposes. Land use shall be restricted to be consistent with the approved zoning/land use designation. Any proposed changes in land use will require submittal to the MPCA an updated evaluation of environmental conditions to determine if change in land use is appropriate. This covenant would therefore be amended to reflect the change in land use.

B. Activity Limitations.

The following activities on the Property are prohibited except as provided in Paragraph 8:

Except as required as part of the MPCA-approved environmental response project, there shall be no extraction of ground water from beneath the Property for any purpose and no installation of any wells, borings, trenches or drains which could be used to extract such ground water.

There shall be no disturbance of soil or construction activity in the area identified as Operable Unit 1(former disposal pit as noted in 6 F.), without the approval of the MPCA.

C. Affirmative Obligations of Owner.

The Activity and Use Limitations imposed under this Environmental Covenant include the following affirmative covenants and obligations:

The owner shall abandon all monitoring wells and groundwater extraction wells associated with the investigation and response actions taken at the site in accordance to appropriate MDH requirements.

8. Prior MPCA Approval Required For Activities Limited Under Environmental Covenant.

A. Any activity subject to limitation under Paragraph 7.B. shall not occur without the prior written approval of the Commissioner. The Commissioner's approval may include conditions which the Commissioner deems reasonable and necessary to protect public

health or welfare or the environment, including submission to and approval of a contingency plan for the activity. Within 60 days after receipt of a written request for approval to engage in any activities subject to a limitation under Paragraph 7.B., the MPCA shall respond, in writing, by approving such request, disapproving such request, or requiring that additional information be provided. A lack of response from the Commissioner shall not constitute approval by default or authorization to proceed with the proposed activity.

B. Emergency Procedures.

Owner shall follow the procedures set forth in this Paragraph 8.B. when an emergency requires immediate excavation affecting contaminated soil or other media [at the Property] [or] [in the Restricted Area(s)] to repair utility lines or other infrastructure on the Property, or to respond to other types of emergencies (e.g., fires, floods):

- i. notify the Minnesota Duty Officer, or successor officer, immediately of obtaining knowledge of such emergency conditions; the current phone numbers for the Duty Officer are 1-800-422-0798 (Greater Minnesota only); (651) 649-5451 (Twin Cities Metro Area and outside Minnesota); fax (any location) (651) 296-2300 and TDD (651) 297-5353 or 800-627-3529.
- ii. assure that the persons carrying out the excavation limit the disturbance of contaminated media to the minimum reasonably necessary to adequately respond to the emergency;
- iii. assure that the persons carrying out the excavation prepare and implement a site-specific health and safety plan for excavation and undertake precautions to minimize exposure to workers, occupants and neighbors of the Property to contaminated media (e.g., provide appropriate types of protective clothing for workers conducting the excavation, and establish procedures for minimizing the dispersal of contaminated dust); and
- iv. assure preparation and implementation of a plan to restore the Property to a level that protects public health and welfare and the environment. The plan must be submitted to and approved by the MPCA prior to implementation of the plan, and a follow-up report must be submitted to MPCA after implementation so that the MPCA can determine whether protection of the public health and welfare and the environment has been restored.

9. Easement; Right of Access to the Property.

Owner grants to the MPCA, the City of Faribault, and Rice County an easement to enter the Property from time to time to evaluate compliance with the Activity and Use Limitations set forth in Paragraph 7. In addition, for the purpose of evaluating compliance, Owner grants to the MPCA the right to take samples of environmental media such as soil, ground water, surface water, and air, and to install, maintain and close borings, probes, wells or other structures necessary to carry out the sampling.

MPCA, the City of Faribault, and Rice County, and their employees, agents, contractors and subcontractors, may exercise the rights granted under this Paragraph 9 at reasonable times and with reasonable notice to the then-current owner, conditioned only upon showing identification or credentials by the persons seeking to exercise those rights.

10. Duration; Amendment or Termination of Environmental Covenant.

A. Duration of Environmental Covenant.

This environmental covenant is perpetual as provided in Minn. Stat. § 114E.40(a).

B. Amendment or Termination By Consent.

i. This Environmental Covenant may be amended or terminated in writing by the Owner and the MPCA. An amendment is binding on the Owner but does not affect any other interest in the Property unless the person holding that interest has consented to the amendment or agreed to waive its right to consent.

ii. The Grantor of this Environmental Covenant agrees that, upon conveying fee title to the Property to any other person, the Grantor waives the right to consent to amendment or termination of this Environmental Covenant.

C. Termination, Reduction of Burden, or Modification By MPCA.

The MPCA may terminate, reduce the burden of, or modify this Environmental Covenant as provided in Minn. Stat. § 114E.40.

11. Disclosure in Property Conveyance Instruments.

Notice of this Environmental Covenant, shall be incorporated in full or by reference into all instruments conveying an interest in and/or a right to use the Property (e.g., easements, mortgages, leases). The notice shall be substantially in the following form:

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT UNDER MINN. STAT. CH. 114E, DATED _____, RECORDED IN THE OFFICIAL PROPERTY RECORDS OF RICE COUNTY, MINNESOTA AS DOCUMENT NO. _____.

12. Recording and Notice Of Environmental Covenant, Amendments and Termination.

A. The Original Environmental Covenant.

Within 30 days after the MPCA signs and delivers to Grantor this Environmental Covenant, the Grantor shall record this Environmental Covenant in the office of the County Recorder or Registrar of Titles of Rice County.

B. Termination, Amendment or Modification.

Within 30 days after MPCA signs and delivers to Owner any termination, amendment or modification of this Environmental Covenant, the Owner shall record the amendment, modification, or notice of termination of this Environmental Covenant in the office of the County Recorder or Registrar of Titles of Rice County.

C. Providing Notice of Covenant, Termination, Amendment or Modification.

Within 30 days after recording this Environmental Covenant, the Grantor shall transmit a copy of the Environmental Covenant in recorded form to:

- i. the MPCA;
- ii. each person holding a recorded interest in the Property;
- iii. each person in possession of the Property; and
- iv. the environmental officer of each political subdivision in which the Property is located.

Within 30 days after recording a termination, amendment or modification of this Environmental Covenant, the Owner shall transmit a copy of the document in recorded form to the persons listed in items i to iv above.

13. Notices To Grantor and Environmental Agency.**A. Manner Of Giving Notice.**

Any notice required or permitted to be given under this Environmental Covenant is given in accordance with this Environmental Covenant if it is placed in United States first class mail postage prepaid; or deposited cost paid for delivery by a nationally recognized overnight delivery service; or transmitted by facsimile if followed by mailed notice or overnight delivery as above required.

B. Notices to the Grantor.

Notices to the Grantor shall be directed to:

Mr. Stewart Shaft
Prairie Avenue Leasing, LTD.
5720 E115th Street
Northfield, MN 55057-4423

C. Notices to MPCA.

All notices, including reports or other documents, required to be submitted to the MPCA shall be submitted to:

Mr. Gary L. Krueger
Superfund Section
Minnesota Pollution Control Agency
520 Lafayette Road N.
St. Paul, MN 55155

14. Enforcement and Compliance.**A. Civil Action for Injunction or Equitable Relief.**

This Environmental Covenant may be enforced through a civil action for injunctive or other equitable relief for any violation of any term or condition of this Environmental Covenant, including violation of the Activity and Use Limitations under Paragraph 7 and denial of Right of Access under Paragraph 9. Such an action may be brought by:

- i. the MPCA;
- ii. a political subdivision in which the Property is located; or
- iii. a person whose interest in the Property or whose collateral or liability may be affected by the alleged violation.

B. Additional Rights of Enforcement By MPCA.

In addition to its authority under subparagraph A of this Paragraph 14, the MPCA may enforce this Environmental Covenant using any remedy or enforcement measure authorized under UECA or other applicable law, including remedies pursuant to Minn. Stat. §§ 115.071, subds. 3 to 5, or 116.072.

C. No Waiver of Enforcement.

Failure or delay in the enforcement of this Environmental Covenant shall not be considered a waiver of the right to enforce, nor shall it bar any subsequent action to enforce, this Environmental Covenant.

D. Former Owners And Interest Holders Subject to Enforcement.

Subject to any applicable statute of limitations, an Owner, or other person holding any right, title or interest in or to the Property that violates this Environmental Covenant during the time when the Owner or other person is bound by this Environmental Covenant remains subject to enforcement with respect to that violation regardless of whether the Owner or other person has subsequently conveyed the fee title, or other right, title or interest, to another person.

E. Other Authorities of MPCA Not Affected.

Nothing in this Environmental Covenant affects MPCA's authority to take or require performance of response actions to address releases or threatened releases of hazardous substances or pollutants or contaminants at or from the Property, or to enforce a consent order, consent decree or other settlement agreement entered into by MPCA, or to rescind or modify a liability assurance issued by MPCA, that addresses such response actions.

15. Administrative Record.

Subject to the document retention policy of the MPCA, reports, correspondence and other documents which support and explain the environmental response project for the Property are maintained by the MPCA Superfund Program at the MPCA's office at 520 Lafayette Road in St. Paul, Minnesota in the file maintained for the Nutting Truck and Caster Superfund Site.

16. Representations and Warranties.

Grantor hereby represents and warrants to the MPCA and any other signatories to this Environmental Covenant that, at the time of execution of this Environmental Covenant:

- A. Every fee owner of the Property has been identified;
- B. Grantor holds fee simple title to the Property which is free and clear of any encumbrances
- C. Grantor has authority to grant the rights and interests and carry out the obligations provided in this Environmental Covenant;
- D. Nothing in this Environmental Covenant materially violates, contravenes, or constitutes a default under any agreement, document or instrument that is binding upon the Grantor,

17. Governing Law.

This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Minnesota.

18. Compliance Reporting.

The Owner shall submit to MPCA on an annual basis a written report confirming compliance with the Activity and Use Limitations provided in Paragraph 7 and summarizing any actions taken pursuant to Paragraph 8 of this Environmental Covenant. Reports shall be submitted on the first July 1 that occurs at least six months after the effective date of this Environmental Covenant, and on each succeeding July 1 thereafter.

Owner shall notify the MPCA as soon as possible of any actions or conditions that would constitute a breach of the Activity and Use Limitations in Paragraph 7.

19. Notice of Conveyance of Interest in Property.

Owner shall provide written notice to MPCA within 30 days after any conveyance of fee title to the Property or any portion of the Property. The notice shall identify the name and contact information of the new Owner, and the portion of the Property conveyed to that Owner.

20. Severability.

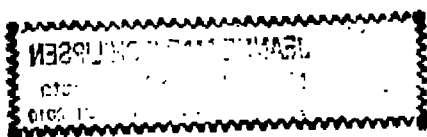
In the event that any provision of this Environmental Covenant is held by a court to be unenforceable, the other provisions of this Environmental Covenant shall remain valid and enforceable.

21. Effective Date.

This Environmental Covenant is effective on the date of acknowledgement of the signature of the MPCA.

THE UNDERSIGNED REPRESENTATIVE OF THE GRANTOR REPRESENTS AND CERTIFIES THAT HE/SHE IS AUTHORIZED TO EXECUTE THIS ENVIRONMENTAL COVENANT.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED ON THE DATES INDICATED BELOW:



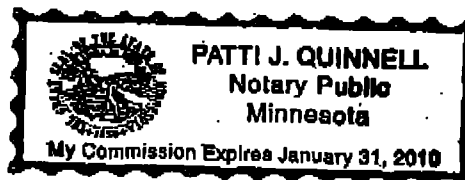
FOR THE GRANTOR:

Prairie Avenue Leasing, Ltd.

By Stewart N. Shaft (signature)[Name of signer] Stewart N. Shaft (print)[Title] Owner (print)State of Minnesota)
) SS.
County of Rice)

On Oct. 24, 2008, this instrument was acknowledged before me, and the facts stated herein were (sworn to) or affirmed] [select one] by, Stewart Shaft, Owner of Prairie Avenue Leasing, Ltd., on behalf of Prairie Avenue Leasing, Ltd.

Patti J. Quinnell (signature)
Notary Public
My Commission Expires 1/31/2010

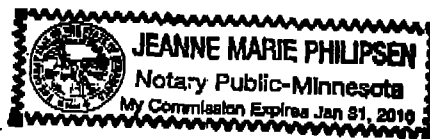
**FOR THE ENVIRONMENTAL AGENCY AND HOLDER:****MINNESOTA POLLUTION CONTROL AGENCY**By Michael Kanner (signature)[Name] Michael Kanner (print)

Manager
Superfund Section
Remediation Division
Delegate of the Commissioner of the
Minnesota Pollution Control Agency

State of Minnesota)
) SS.
County of Ramsey)

This instrument was acknowledged before me on Oct. 28, 2008, by Michael Kanner, a delegate of the Commissioner of the Minnesota Pollution Control Agency, a state agency, on behalf of the State of Minnesota.

Jeanne Marie Philipsen (signature)
Notary Public
My Commission Expires Jan. 31, 2010



THIS INSTRUMENT WAS DRAFTED BY
AND WHEN RECORDED RETURN TO:

Mr. Gary L. Krueger
Superfund Section
Minnesota Pollution Control Agency
520 Lafayette Road N
St. Paul, MN 55155

EXHIBIT 1

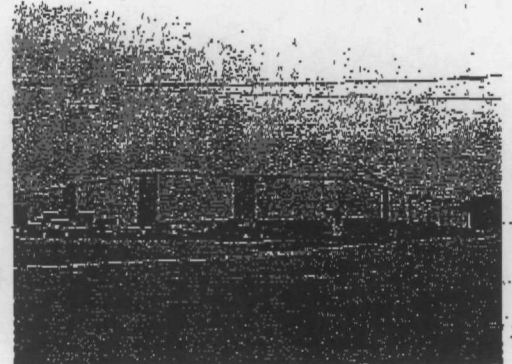
Rice County, MN



Date Created: 10/14/2008

Summary

Parcel ID 18.36.4.03.009
Alternate ID 18.1616.003
Property Address 85 PRAIRIE AVE
 FARIBAULT
Sec/Twp/Rng 36-110-021
Brief Tax Description Sect-36 Twp-110 Range-021 AUD PLAT #2 36-110-21 Lot-007
 8.70 AC AUDITORS PLAT #2 L7 & E20.8FT L10 & L18 THRU
 L23 & VAC NUTTING PLACE EX COMG NW COR L13 AUDITORS
 PLAT #2 TH E ALG N LI L13 L12 L11 & PART L10 298FT TH
 S198FT TO PT N LI L23 & POB PAR TO BE DESC TH CONT
 S29FT TH W153FT N9FT W101FT TH N20FT TO PT N LI L23 TH
 E ALG N LI 254FT TO POB
 (Note: Not to be used on legal documents)
Deeded Acres 8.70
Class 233 - COMM LAND & BLDGS ; 234 - INDS LAND & BLDGS
District 1803
School District 0656



Click to Enlarge

Owners

Primary Owner
 Nutting Truck & Caster CO
 5720 115th St E
 Northfield, MN 55057

Alternate Taxpayer
 Prairie Avenue Leasing Ltd
 5720 115th St E
 Northfield, MN 55057

Land

Lot Dimensions Regular Lot: 0 x 0
Lot Area 0.92 Acres; 40,000 SF

Lot Dimensions Regular Lot: 0 x 0
Lot Area 7.78 Acres; 338,972 SF

Lot Dimensions Regular Lot: 0 x 0
Lot Area 0.00 Acres; 0 SF

Permits

Permit #	Date	Description
08.0572	08/07/2008	Commercial Remo
06.1043	11/03/2006	Commercial Remo
05.239	05/03/2005	Commercial Addi
01.383	06/25/2001	New Bldg
00.177	05/12/2000	Ext-Remodel

Valuation

	2007 Values	2006 Values	2005 Values	2004 Values
+ Estimated Building Value	\$217,400	\$181,200	\$166,800	\$283,500
+ Estimated Land Value	\$490,800	\$409,000	\$409,000	\$209,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Value	\$708,200	\$590,200	\$575,800	\$493,000

Taxation

	2008 Payable	2007 Payable	2006 Payable	2005 Payable
Gross Taxable Value	\$708,200	\$590,200	\$575,800	\$493,000
- Excluded Improvements	\$0	\$0	\$0	\$0

Net Taxable Value	\$708,200	\$590,200	\$575,800	\$493,000
Net Taxes Due	\$18,440.00	\$15,692.00	\$15,272.00	\$12,738.00
+ Special Assessments	\$108.00	\$108.00	\$108.00	\$108.00
= Total Taxes Due	\$18,548.00	\$15,800.00	\$15,380.00	\$12,846.00

Tax Payment

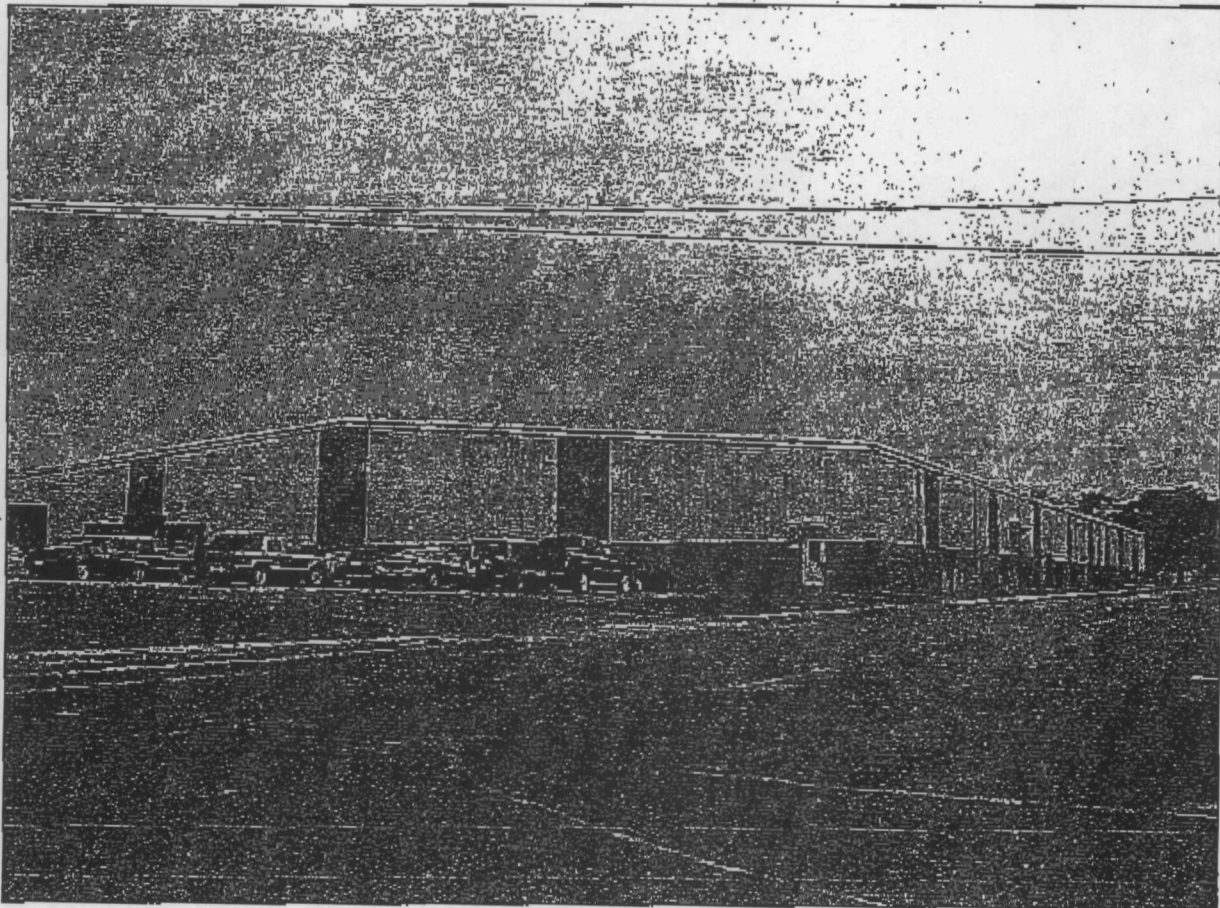
Full Amount	18,548.00	Pay full amount by:	<input type="checkbox"/> Credit Card	<input type="checkbox"/> E-Check
Half Installment	9,274.00	Pay half installment by:	<input type="checkbox"/> Credit Card	<input type="checkbox"/> E-Check
Partial Installment	(enter amount on next page)	Pay partial installment by:	<input type="checkbox"/> Credit Card	<input type="checkbox"/> E-Check

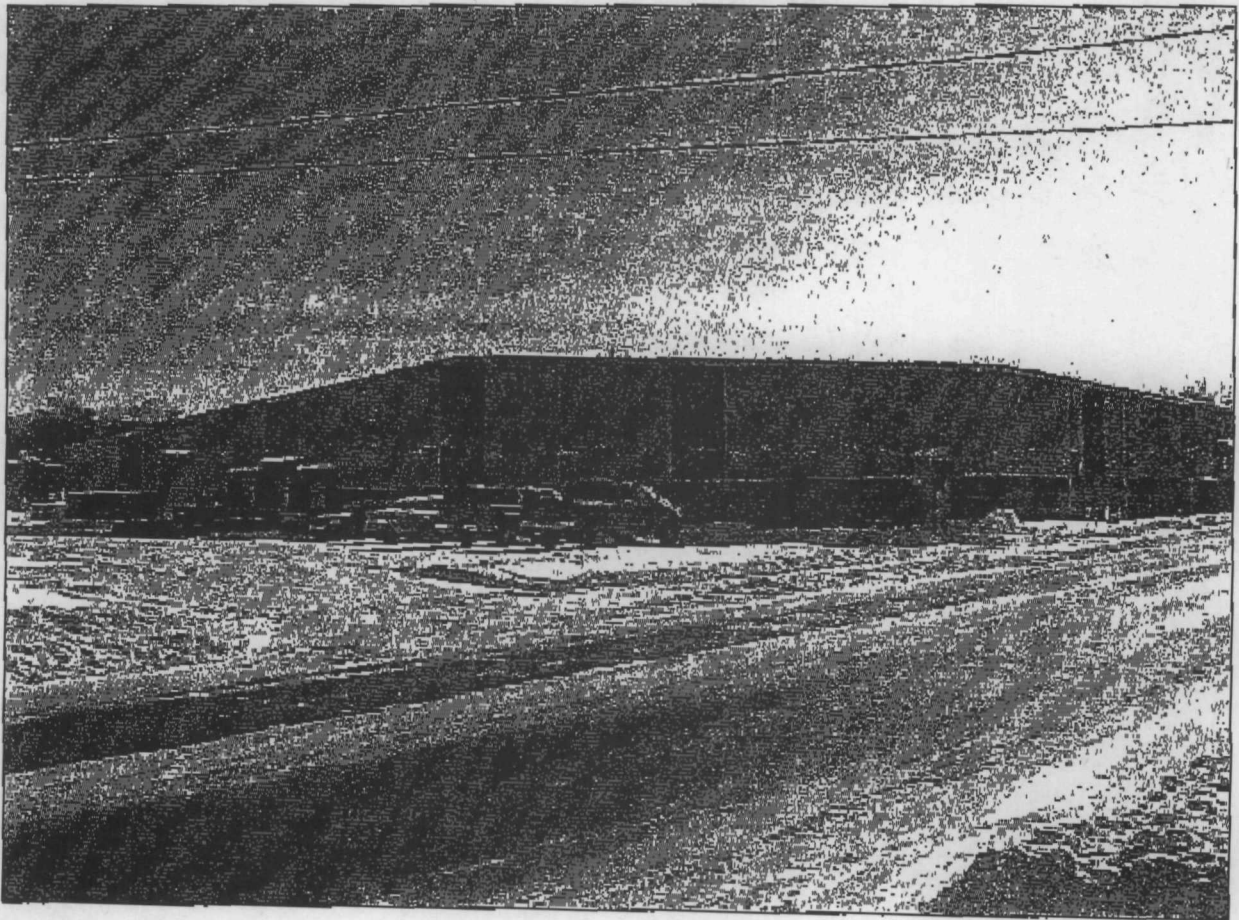
Notice: This indicates the current year's tax amount for this property. This does not reflect whether or not taxes have been paid for this property.

Taxes Paid

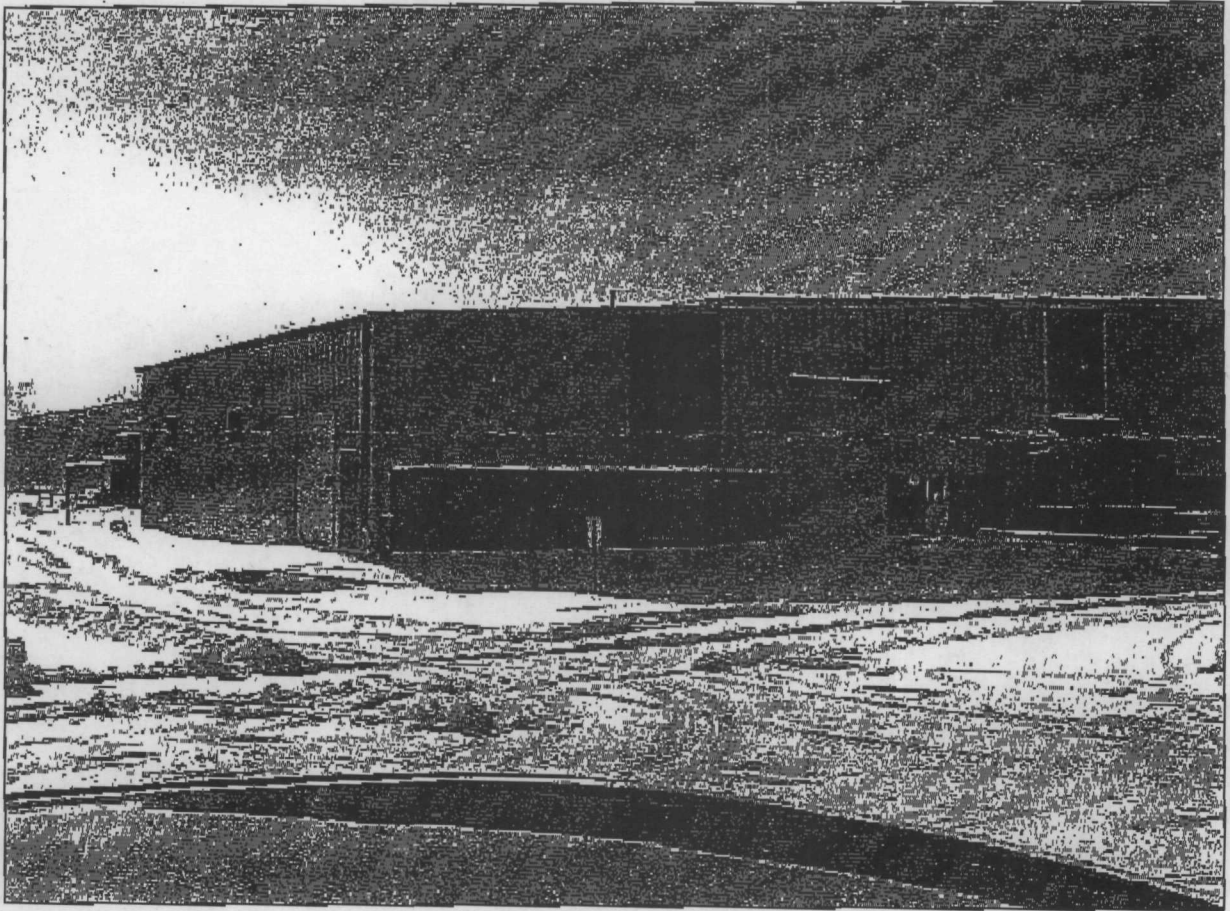
Receipt #	Receipt Print Date	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
162303	2009-05-15	\$0.00	\$0.00	\$0.00	(\$9,274.00)
162303	2009-05-15	\$0.00	\$0.00	\$0.00	\$9,274.00
163318	2008-05-15	\$0.00	\$0.00	\$0.00	(\$9,274.80)
169412	2008-10-08	\$0.00	\$0.00	\$0.00	(\$9,274.00)

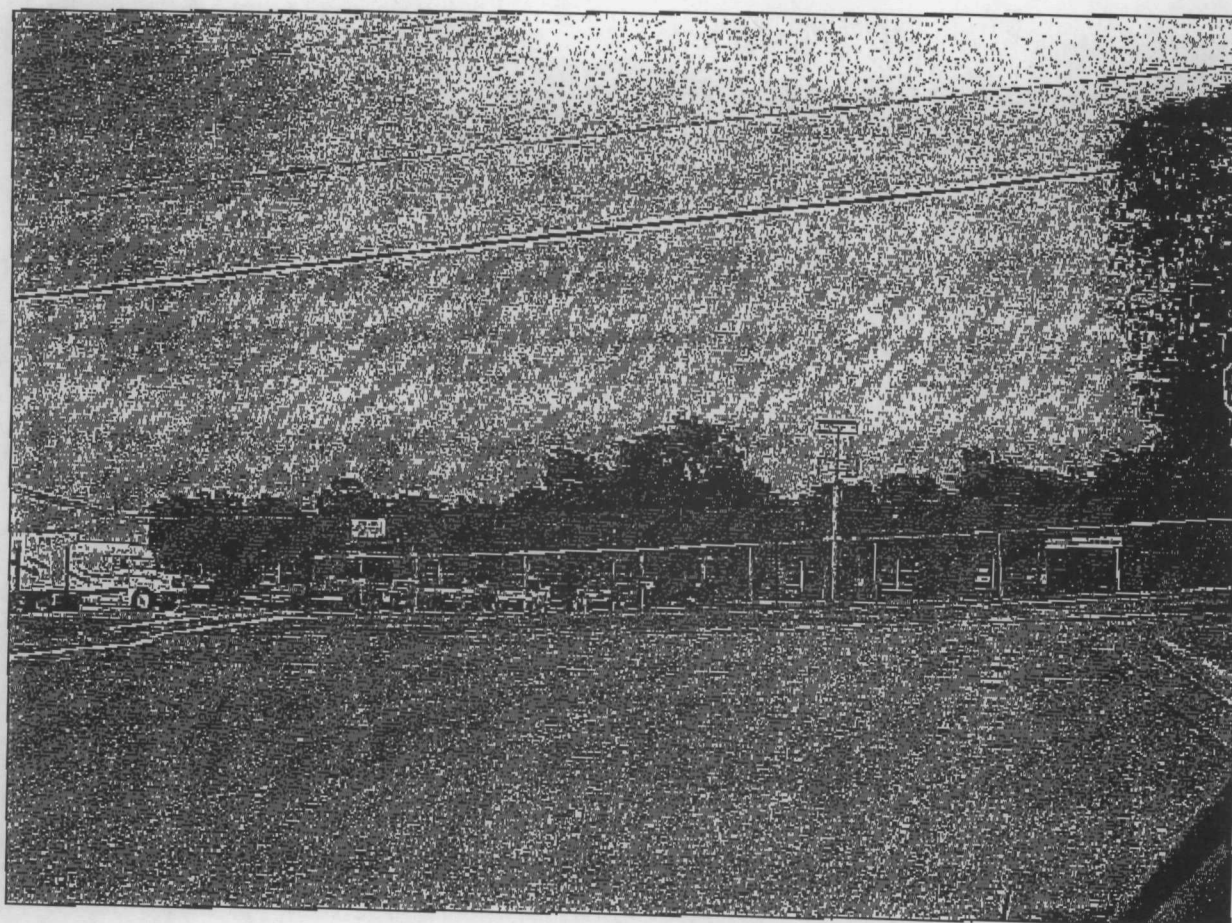
Photos

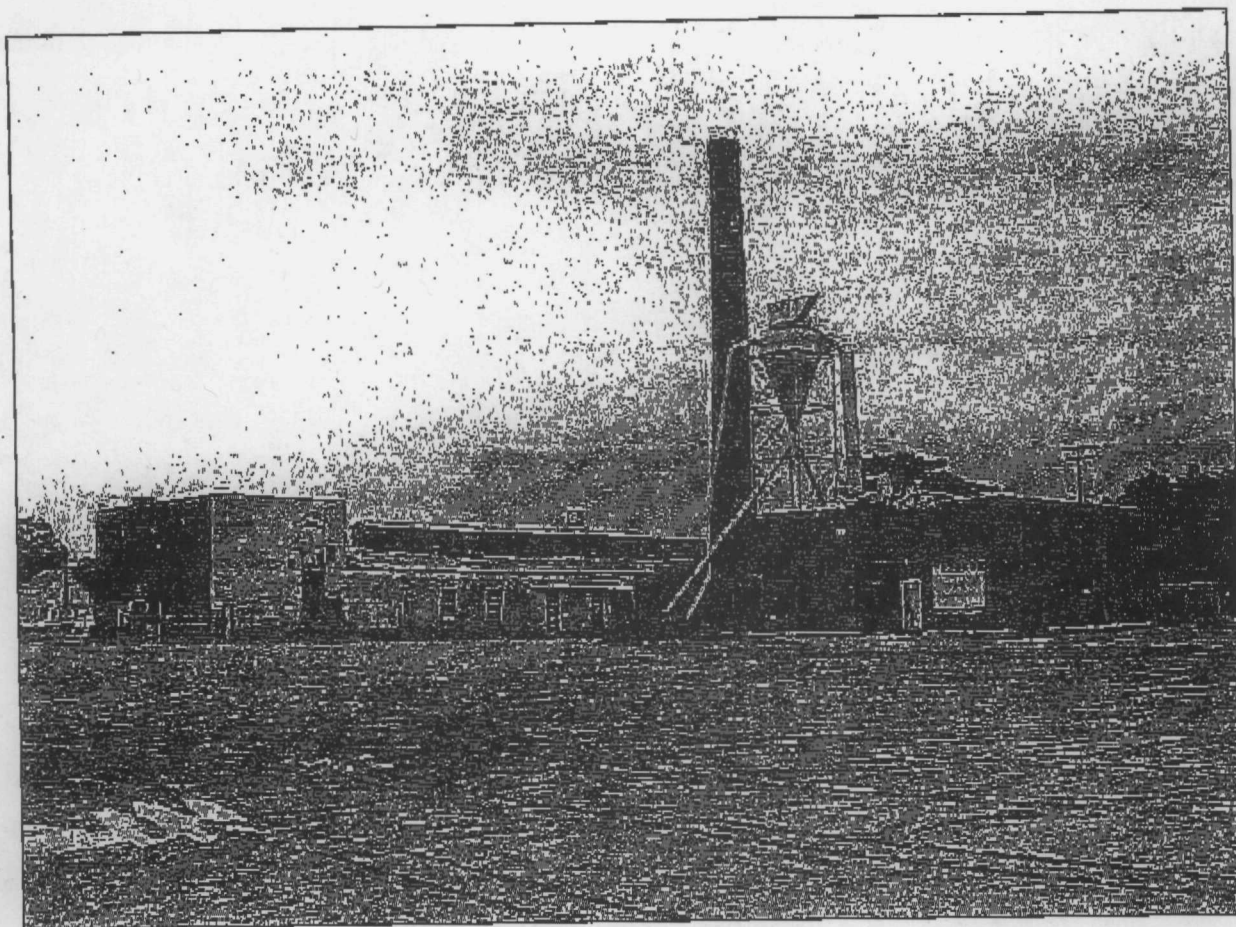


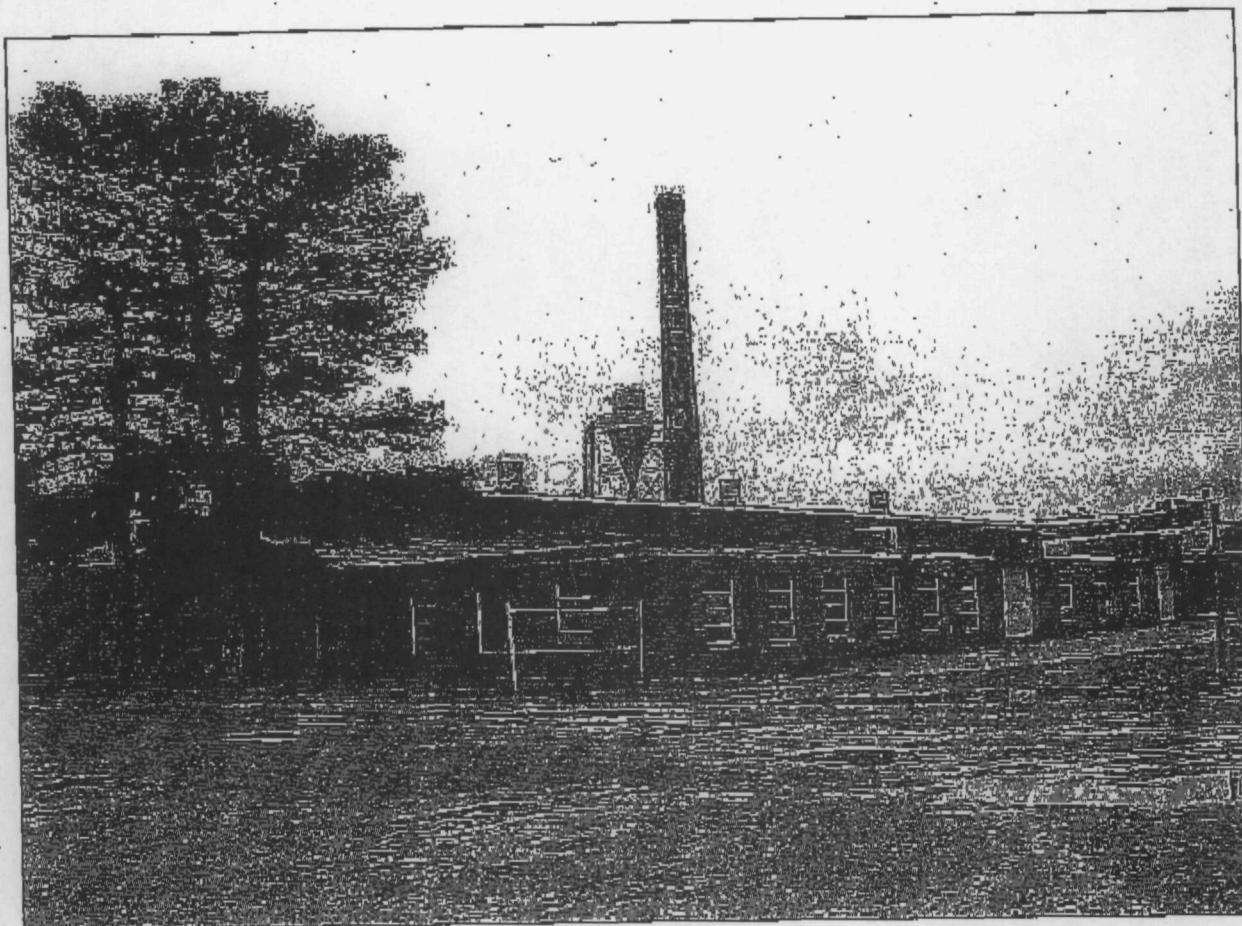


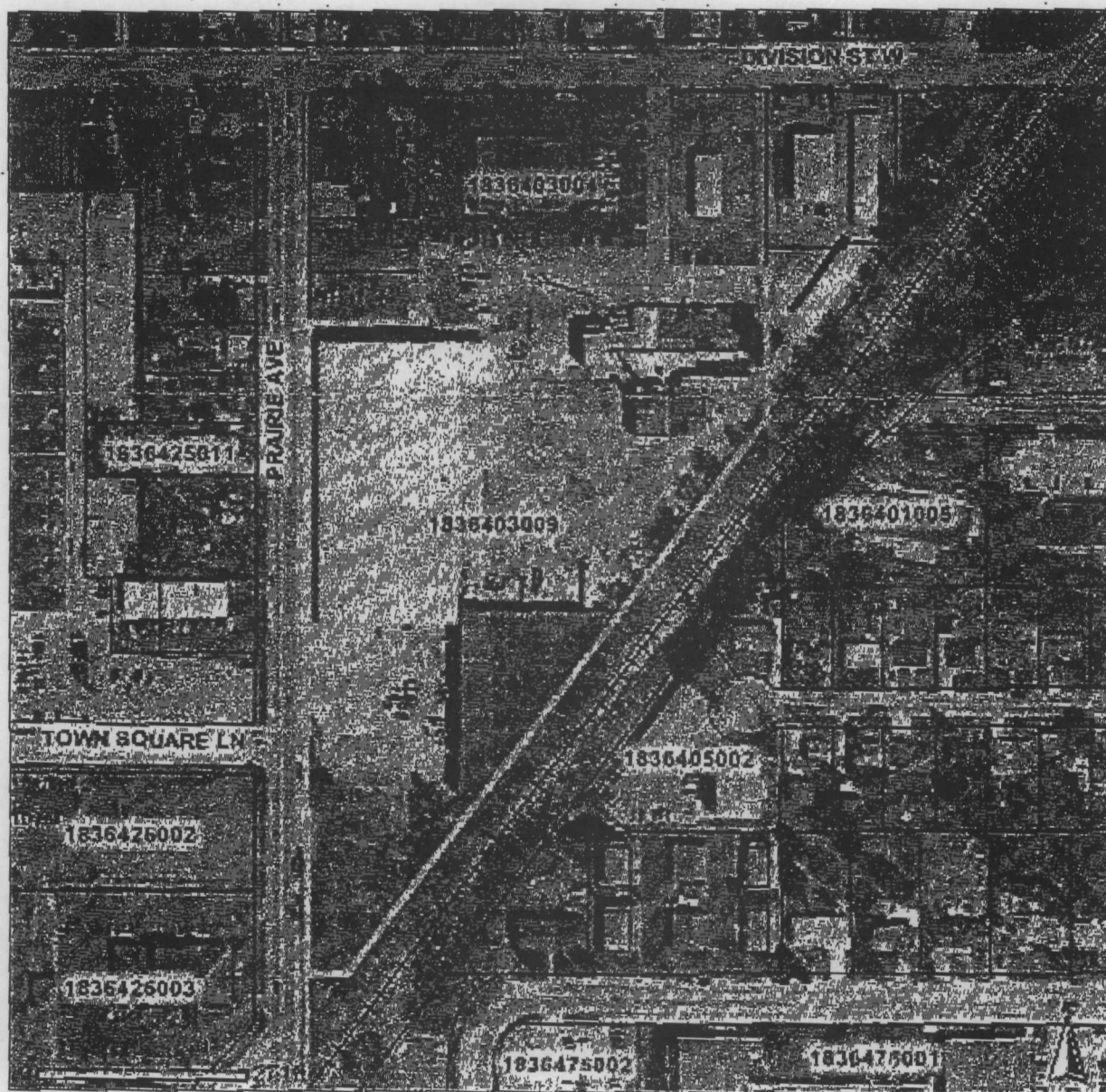
1. The above information was obtained from the records of the Minnesota Pollution Control Agency.





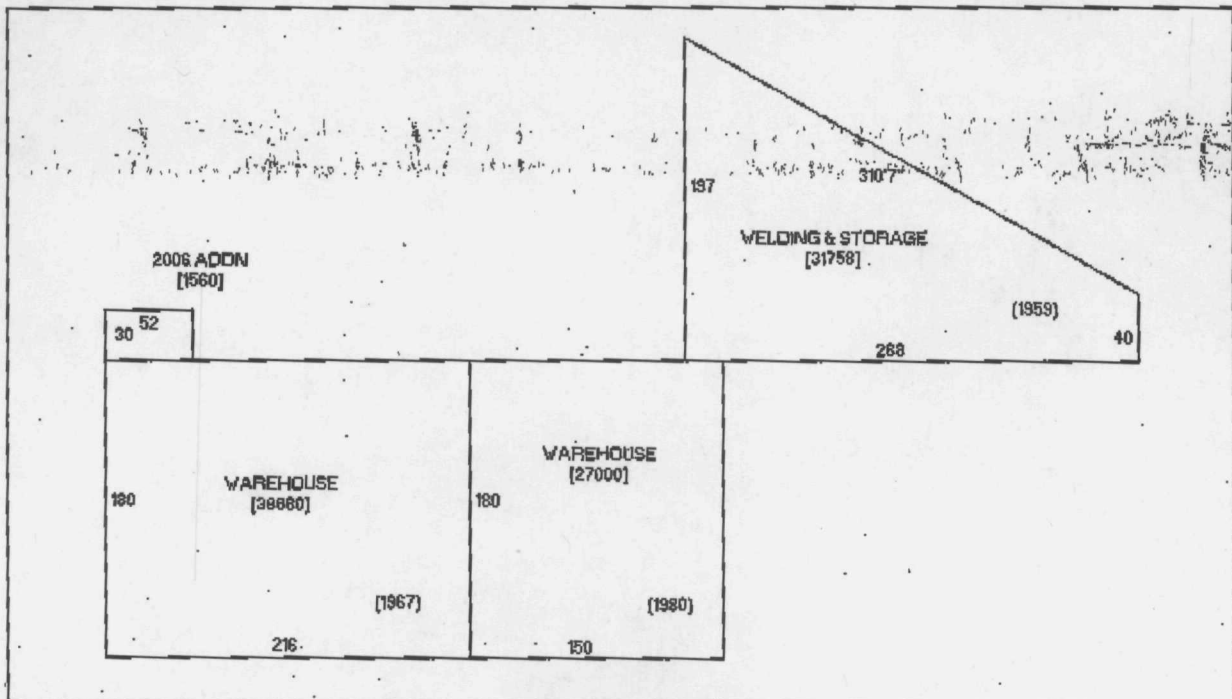


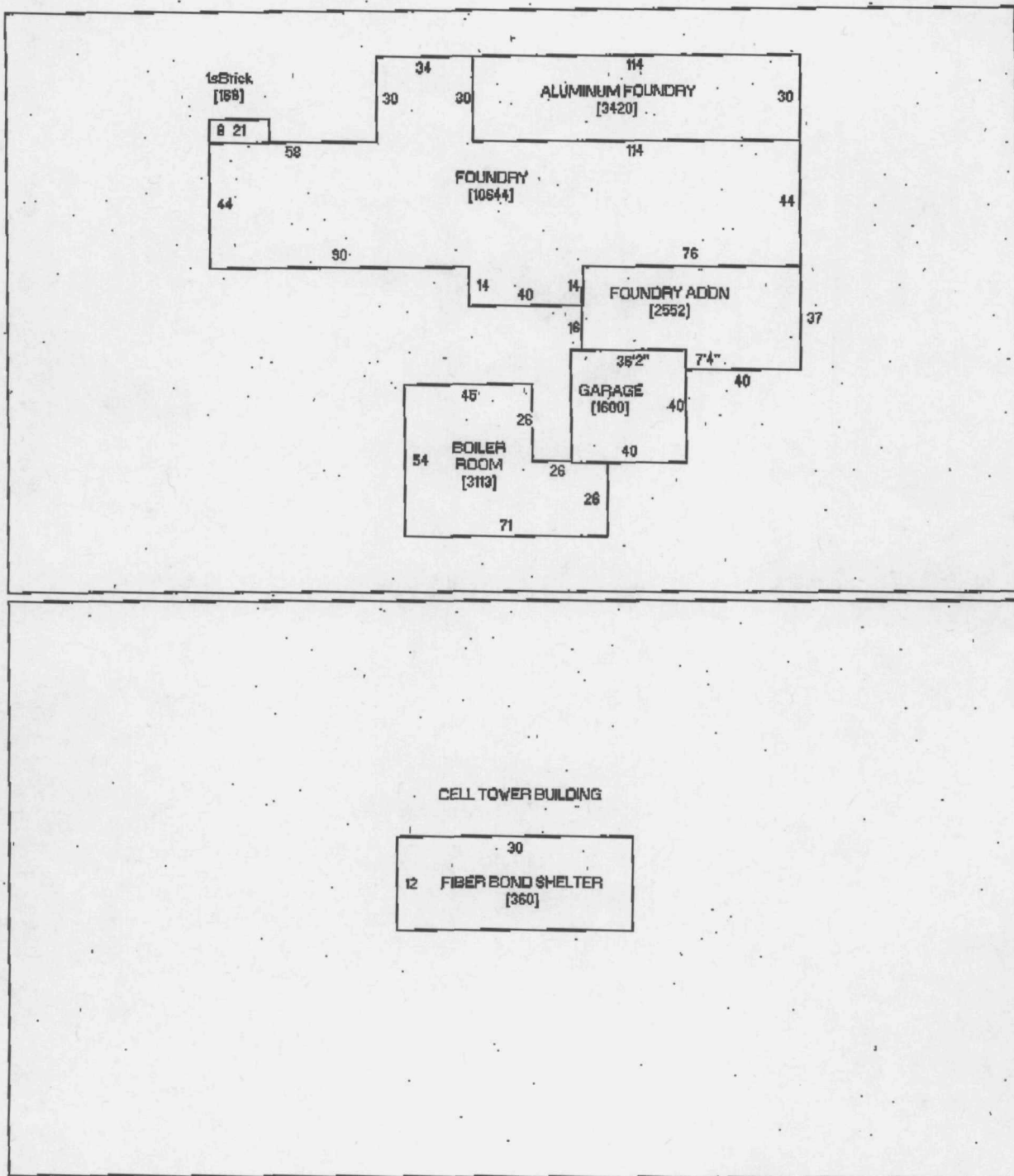






Sketches



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